

MINUTES

BOARD OF ADJUSTMENT HEARING

August 14, 2013

ATTENDANCE

Board Members

ATTENDED

1. Bill Arendell
2. Glen Johnson

ABSENT

James Maloney

Staff Attendance

1. Trent Larson
2. Peggy Saunders

Meeting held at the Navajo County White Mountain Complex, Show Low, Arizona – Time: 10:00 a.m.

Chairman Bill Arendell called the meeting of the Navajo County Board of Adjustment to order. With no one from the public attending **Chairman Arendell** asked staff to present item #1.

ITEM #1 – CASE # 13-19 – USE PERMIT: Discussion and possible Board action on a request by Rick & Dena Hanson for a Use Permit to construct permanent guest/caretaker's quarters prior to the construction of new house, located on a portion of APN 212-53-006D, a.k.a. a portion of Section 28 NE4, Township 9 North, Range 22 East, G&SRM, Navajo County, in the Pinetop-Lakeside Area.

Trent Larson presented the staff report for the Use Permit to allow a second dwelling on the parcel. The applicants would like to build the smaller guest quarters before the main home is built. This is an allowed use in the A-General Zoning with a Use Permit. **Glen Johnson** asked if the guest quarters they are planning to build would still qualify as a dwelling if they do not build the main home. **Trent Larson** answered yes; it would be considered a dwelling according to the floor plan they submitted. The guest quarters square footage is limited to 70% of the main dwelling. The applicants wanted to get the Use Permit approved ahead of time, so they can live on the property and just get building permits when they are ready to start the main dwelling,

No one from the public was opposed to the project, but one of the attendees wanted to ask a question. **Chip Brigham** asked if both homes would use the same septic system? The applicant responded that the septic was sized to meet the requirements for both homes.

Glen Johnson motioned to approve the Use Permit with the stipulations as presented by staff. **Bill Arendell** seconded the motion. The Use Permit was approved, **2-0**.

ITEM #2 – CASE #13-20 – USE PERMIT: Discussion and possible Board action on a request by Rodney Lash on behalf of Shirley Loftfield to allow a second dwelling as permanent guest/caretakers quarters to allow Mr. Lash to maintain and repair the property for his mother,

Shirley Loftfield, located on APN: 409-16-002W, a.k.a. a portion of Section 3, Township 10 North, Range 21 East, G&SRM, Navajo County, in the Linden Area.

Trent Larson presented the staff report, which follows the same general conditions of the previous Use Permit. The property is located in the Linden area, and if approved Mr. Lash will work with the county to get the proper permits, and meet the required setbacks. Mr. Larson also said that the applicants have worked to

Comments: **Jim Wallick** complained that the applicant did not get the proper permits and did not follow the laws. **Chip Brigham** took offense at the lack of action by Holbrook and the Building Department in allowing the applicants to place the home on the property, and put their neighbor in conflict with them. He feels that the County did not do their job.

Rodney Lash said that he made sure the septic would handle both dwellings before it was ever brought on the property, and they have worked to get the Code Enforcement to correct the violations. **Shirley Loftfield** said that Greg Loper gave her permission to place the trailer on the parcel, since they had applied for a Use Permit, but then he was gone, and they started having the trouble with complaints.

Bill Arendell said that this is the reason we are here today to look at the situation and make a decision and correct the issues that existed. We can't change what was done by a former employee, and he hopes staff will not allow these conditions to occur in the future.

Trent Larson agreed that the applicant was given permission to store the dwelling on the property until they could get the Use Permit, but during the review process they found that there were other issues that needed to be resolved. These conditions were cured, and that is why we are here today to make sure the rest of the process is done correctly.

Glen Johnson motioned to approve the Use Permit as long as they meet the requirements presented by staff. **Bill Arendell** seconded the motion. The Use Permit was approved, **2-0**.

ITEM #3 – POSSIBLE APPROVAL OF MAY 15, 2013 MINUTES.

Bill Arendell made a motion to approve the minutes. **Glen Johnson** seconded the motion. Motion carried **2-0**.

ITEM #4 – POSSIBLE APPROVAL OF 2014 MEETING SCHEDULE.

Glen Johnson made a motion to approve the 2014 Schedule. **Bill Arendell** seconded the motion. Motion carried **2-0**.

ITEM #4 - BOARD MEMBERS COMMENTS AND/OR DIRECTIONS TO STAFF. The Board Members may use this time to offer additional comments regarding any item on this agenda or any other topic; and the Board may direct Development Services Department staff to study or provide additional information on topics of the Boards' choosing.

Glen Johnson made a motion to adjourn the meeting. **Bill Arendell** seconded the motion. Motion carried **2-0**

Meeting adjourned at 10:43 a.m.

Approved this _____ day of _____, _____.

Bill Arendell, Chairman
Navajo County Board of Adjustment

ATTEST:

Secretary, Navajo County Board of Adjustment